

16<sup>th</sup> July 2007

Planning  
Development Control  
Camden Town Hall  
Argyle Street  
London WC1H 8ND

Dear Sirs,

**1A Reeds Place London NW1 9NA**  
**Application for Planning Consent**

This letter accompanies an application for alterations to a two-storey, end of terrace house at the above address. The letter incorporates the Design and Access Statement required by the Council as the property is situated in a designated area, i.e. the Jeffrey's Street Conservation Area.

The proposals involve alterations to openings in the existing rear elevation, removal of the roof and demolition of a garden store. We understand that an application for Conservation Area Consent is not required, however, please inform the undersigned if this is incorrect.

Context

The property is a two-storey end of terrace Victorian cottage, terminating one of two terraces of 14 houses that face each other across a small pedestrian street, namely Reed's Place. Neighbouring properties along the terrace have a variety of extensions and modifications to the rear, creating a diverse appearance in contrast with the more consistent street elevation.

At roof level, additional accommodation has been added to several of the houses in both terraces by the introduction of mansard style roof extensions. The adjoining properties at Nos.1&2 Reeds Place have been granted permission for mansard roof extensions (2006/0376/P and PEX020637/R1). We note that a further planning application concerning No.1 Reed's Place is currently being considered by the Council (2006/1659/P).

The property is set forward from the remainder of the terrace, having been built at a slightly later date, and has window architraves with bracketed corning.

The paved garden to the rear of the property narrows towards the southeast, and an existing single storey extension to No.1 Reeds Place abuts the boundary along most of its length. The planning consent referred to previously includes permission for the erection of a further addition to this extension.

To the south of the property are the rear gardens to houses fronting onto St. Pancras Way.

The Existing Building

The house is north-west/south-east facing, and is entered via a paved, flagstone garden enclosed by a low wall with traditional cast-iron railings (restored by the current owner). The ground floor comprises a small sitting room and kitchen accessed from a hallway extending from the front door to the rear. The first floor provides a bedroom and bathroom. All rooms benefit from original timber sliding sash windows.

A single storey structure of approximately 9.5 square metres once existed along the boundary with No.1 Reeds Place (as shown on the OS plan). This structure was demolished, probably following the installation of a kitchen and bathroom within the house.

### Proposal

The application seeks to add a single-storey extension to the rear of the house to increase the living accommodation at ground floor level, and to add a second floor level to provide a second bedroom and shower room within a mansard style roof.

The proposals do not involve the demolition of any existing boundary walls or alterations to trees.

### Relevant Planning Policy

The following policy documents have been taken into consideration:

B1 – General Design Principles

B3 – Alterations and Extensions

B7 – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

Conservation Area Statement – Jeffrey's Street

### Size and Layout

The proposed rear extension measures 21.7 square metres in plan (including external walls). The proposed second floor accommodation measures 30.0 square metres with a maximum internal head height of 2.5 metres.

The existing garden area (including store) is approximately 51 square metres and this will be reduced to 29 square metres. Therefore the proposed extension results in less than 50% of the garden being developed. This calculation does not refer to the previous extension referred to above.

The ground floor extension is to become the sitting room, enabling the kitchen to be moved into the front, north-east facing room. This will provide privacy to the living room and increased activity overlooking the street to the front of the house.

The second floor comprises a double bedroom and ensuite shower room.

### Impact on Conservation Area and Neighbouring Properties

The front mansard roof is set back behind the parapet and extended chimney-stack, and would therefore be unobtrusive to views from the north-east of Reed's Place. Views from the south-west entrance to Reed's Place are restricted by the boundary wall to the corner building, No.132 St. Pancras Way. The proposed dormer window to the front will not be a dominant feature, but where visible it will serve to reinforce the "bookend" nature of the house in context.

The rear of the house is not seen from the street or buildings other than the immediate neighbours. Whilst the design of the top floor extension does not retain the butterfly roof parapet form, the local authority has granted permission for similar extensions at several properties along the terrace and therefore it would appear that such extensions are deemed acceptable subject to design.

Draft drawings of the proposals were issued to the local CAAC inviting comments and none have been received to date.

It is therefore considered that the proposed alterations would not have any unacceptable adverse impact on the character or appearance of the Conservation Area.

### Access

The property is an existing private dwelling and the proposals do not have any impact on accessibility.

### Design and Appearance

The rear extension has been designed as a sympathetic element to complement the existing building. It is subservient to the main house and has a low flat roof immediately adjacent to the rear wall. This is in order to retain the existing sash window onto the stairs between ground and first floor level. A low profile rooflight allows light to penetrate into the dining area.

The main part of the rear extension is visually separated from the rear elevation and extends to match the extension to No.1 Reed's Place. The roof and parapets are slightly raised so that the ceiling matches that within the existing house. A traditionally styled lantern rooflight is included, along with folding glazed doors onto a small garden area, and a fireplace that is served by a simple stainless steel flue.

The rear extension is constructed in masonry parapet walls with second-hand stock brick facings to match the existing house. A recessed course of bricks within the main element lines through with the coping of the lower element, relating the two parts as one. Opening lights in the glazed lantern roof provide controllable ventilation to prevent overheating in the rear extension and the high performance sliding-folding door to the rear can be fully opened to enhance the transition between inside and outside space.

The second floor extension has a mansard style front elevation and a dormer behind the existing parapet wall. The mansard roof is set back further in relation to the front parapet than those of the adjacent houses to avoid a potentially unsightly junction, which could be detrimental to the character and appearance of the conservation area. The result is that floorspace on the proposed second floor is reduced when compared with adjacent roof extensions.

The existing rear wall, party wall, flank wall and chimney-stack are to be extended in brickwork to match existing, with stone copings to the flank wall.

The rear elevation of the main house has a new timber sliding sash window to the stairwell (to match existing). An inward opening, French-style window with a projecting, lead-clad architrave and glass balustrade panel acts as a feature to enliven the rear elevation and to maximise light to the rear of the top floor, as well as views of the tree-tops at the bottom boundary of gardens to the south-east.

New fenestration either matches existing or has vertical proportions and straightforward but elegant timber detailing.

New rainwater goods are confined to the rear elevation and are unobtrusive.

I trust that the application includes sufficient information for the Council's consideration, however please contact the undersigned should you require anything further.

Yours faithfully,

Tracey Hart RIBA  
HARTarchitecture

Cc: Client